

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: Fresno County Clerk
Address: 2221 Kern Street
Fresno, CA 93721

From:

Public Agency: City of Selma
Address: 1710 Tucker Street
Selma, CA 93662

Contact: Jason Rogers, City Manager
Phone: 559-891-2200

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Casitas Selma

Project Applicant: River Park Properties II

Project Location (include county): City of Selma, Fresno, California

Project Description:

The proposed project consists of the annexation of 75.3 acres into the City of Selma. A horizontal mixed-use residential and commercial development project is proposed on the northern 39.1 acres of the annexation area. No development is proposed for the remaining 36.2 acres. A total of 600 apartment units are planned for the project and approximately 40,000 square feet of retail and food services uses, and a 100-key hotel are anticipated in the commercial area. A vesting tentative subdivision/tract map is also proposed that would create 17 individual lots and 3 outlots for building pads, parking lots, apartment

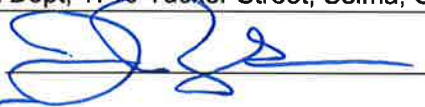
This is to advise that the City of Selma Council has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 12/16/2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Community Development Dept, 1710 Tucker Street, Selma, CA 93662 <https://www.cityofselma.com/de>

Signature (Public Agency):  Title: City Manager

Date: 12/10/25 Date Received for filing at OPR: _____